



Office and Amenities Building White Bay No. 4

Planning Principle	Applicability of the Proposal
Implementation and Phasing	Once it is established, Seas School predicts that demand will grow for their training services. The Office and Amenities Building is large enough to meet the business' training needs into the future . Within a year the business will require the use of a pontoon/wharf facility to run training exercises. Discussions are continuing with SPC about the best location for this activity within White Bay.

Under 20C Port and Employment Zone of the SREP City West the objectives of this zone are:

- *to facilitate the continuation of commercial port uses, and*
- *to allow a range of commercial port facilities (such as buildings, structures, activities or operations and uses ancillary to these, associated with carrying goods from one port to another and associated with storage and handling and access to the port), and*
- *to encourage development on Glebe Island and land adjoining White Bay which requires close proximity to the port, and*
- *to encourage a mix of land uses which generate employment opportunities, particularly in relation to port and maritime uses, and*
- *to allow a mix of uses which generate employment opportunities in the White Bay Power Station site, and*
- *to provide for the ongoing rail access to the port and related activities, and*
- *to provide pedestrian and cyclist links with surrounding public access networks, and*
- *to encourage port-related uses which optimise use of existing rail facilities, and*
- *to provide road and rail access to port activities.*

Only uses which the consent authority is satisfied are generally consistent with one or more of the zone objectives are permissible within this zone. The proposed use of the Office and Amenities Building at No. 4 White Bay by Sea School would satisfy one or more of the aforementioned objectives for the following reasons:

- Sea School is a training facility in the delivery and assessment of certificate courses for maritime operations and in maritime safety. The company is a growing business and commercial operation which requires access to, and use of port facilities. Sea School currently employs six full time people, four contract trainers and a number of casuals. The use of the larger facility at White Bay will generate employment opportunities both directly and indirectly by employing trainers and training port and marine workers in certificate courses in maritime qualifications. Having more skilled maritime workers in Sydney will allow for the continuity of port activities through the provision of a readily available work force. It is expected that once Sea School has relocated they will employ some six new full time people and a further four contract trainers and casuals.



- The building would continue to operate as an amenities facility (toilets) thereby maintaining an important and necessary facility for port workers and cyclists using the port precinct.
- Sea School requires the use of a pontoon and port access as a vital part of their training thereby continuing the use of commercial port facilities.

2.3 Planning Strategies

In addition to environmental planning instruments, the determining authority needs to take into consideration any planning strategies relevant to the study area. The Glebe Island/ White Bay Master Plan is relevant to the proposal as it was a requirement of SREP 26 City West.

2.3.1 The Glebe Island/ White Bay Master Plan

The Glebe Island/ White Bay Master Plan 2000 was prepared to guide future development at Glebe Island and White Bay. The Master Plan provides for the continued use of Glebe Island and White Bay as a significant commercial port facility in Sydney Harbour. It sets out the vision for the future development of Glebe Island and White Bay and a series of principles and actions in relation to land uses, road and rail infrastructure, views, building heights and building zones, build quality, environmental controls, landscaping, pedestrian and cycle links and heritage conservation.

Sea School operations as a maritime training facility would be consistent with these objectives as it will continue to assist with the use of the area as a port-related activity. The use of the existing Building will not change the functionality of White Bay Wharf No. 4, nor restrict other port-related development which the Master Plan encourages in the precinct.



3 Description of the Proposal

3.1 Overview

The proposed site for Sea School's future operation and training facility is located at White Bay No. 4, off Robert Street, Balmain. As discussed in Section 1.1.2, the building is currently vacant with the exception of the use of toilet facilities.

3.2 White Bay Port Operations

Two major new developments are underway or proposed at White Bay. Bailey's Marina is under construction at Berth No 6 and a new Cruise Passenger Terminal is proposed.

3.2.1 Baileys Marine Refueling and Supply Facility

The Baileys Marine Refueling and Supply Facility at Berth No. 6 White Bay is currently under construction. The project was determined in 2006.

3.2.2 Construction and operation of a Cruise Passenger Terminal (CPT)

An Environmental Assessment has been submitted under Part 3A to DoP for the construction and operation of a Cruise Passenger Terminal (CPT) in White Bay, including:

- construction and operation of a CPT at Wharf No. 5
- use of wharves Nos. 4 and 5 and parts of wharves Nos.3 and 6 for the berthing of passenger cruise ships and operation of associated terminal facilities on a 24 hour, 7 days a week basis as required
- erection, operation, removal and re-erection of a temporary terminal facility at Wharf No. 4, as and when required
- demolition of various buildings and structures (including the WB5 warehouse);
- use of the CPT at Wharf No. 5 on non-ship days for functions, exhibitions and/or corporate events;
- gangways and landside areas for customs and security; and
- an access road connecting to James Craig Road, and car parking, set-down and pick-up points.

This project has just finished its exhibition period (November 2010) and is awaiting determination from the Minister for Planning.

3.3 Options considered

Sea School has discussed the potential to use a number of alternate sites around White Bay and Blackwattle Bay with Sydney Ports Corporation. The other sites were not feasible owing to a variety of factors such as proximity to large vessel operation, excessive wash from operating vessels and ease of pedestrian access.



3.4 Facility Operational Details

The existing Building which is proposed to house Sea School is a two-storey brick building. It is in good structural condition and remains with office facility fit-out. There are currently two large training rooms on the first floor with associated office space. The ground floor has a kitchen, storage rooms and an open plan multi-purpose office or storage space area (see **Figure 3-1**). The age of the Building is unknown (possibly built in 1990s) (see **Figure 3-2**).

The electrical supply room which supplies the whole Port precinct is located on the eastern side of the Building (**Figure 3-3**), and under-cover parking is located on the western side (**Figure 3-4**). The nearest Port building within White Bay, which is a storage facility, is located approximately 50m to the west, in the vicinity of the security boom gate onto Ports land (**Figure 3-5**).

The area behind the building is vacant, unmanaged land owned by Sydney Ports Corporation. This portion of the Port is heavily weeded. Beyond this area, a small cliff provided the natural boundary to the Port precinct (see **Section 1.2.1**). The nearest residential buildings are located on Donnelly Street, some 100m from the Building.

Sea School does not plan to make any structural modifications to the Building other than some minor cosmetic repairs, such as to floor surfaces. The top floor would continue to be used by Sea School for training activities and office space. Parts of the ground floor would be used for equipment storage, while the remainder of the floor may possibly be used by a maritime contractor with Sydney Ports Corporation approval and for port workers' amenities.

The Building would be leased to Sea School from Sydney Ports Corporation. Sea School would ensure that the Building is compliant with the proposed uses as a training facility and offices under the Building Code of Australia (BCA) prior to occupation.

Occupation of the building by Sea School is expected in early 2011.

3.5 Operating Hours

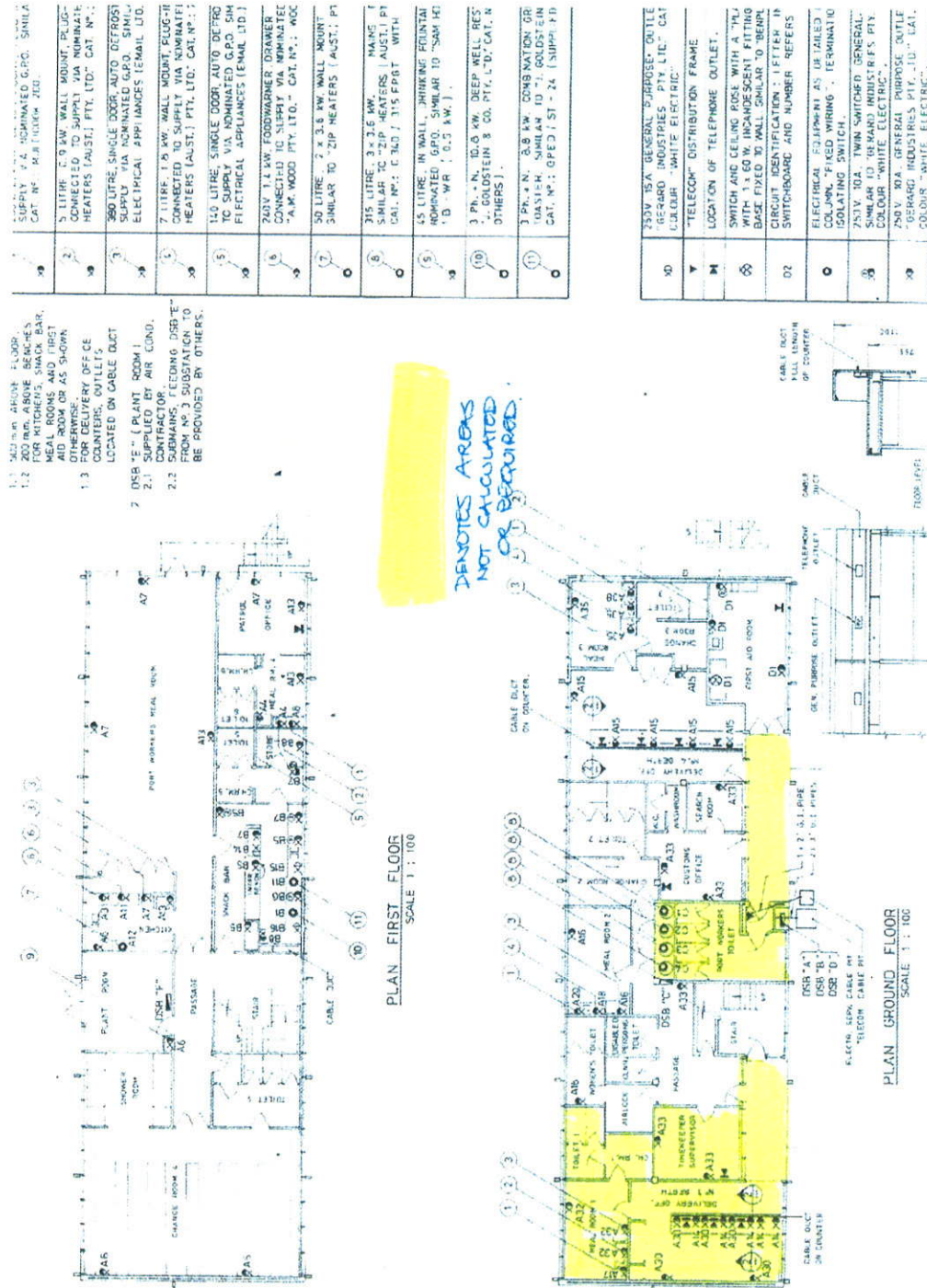
The Sea School facility would be open daily typically from 7am to 6.30pm for staff. Course classes would commence at 8.30am daily. Evening training sessions would be run from 6.30pm-9.30pm once per week for the first year of operation.

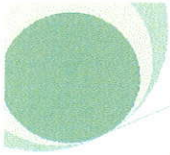
3.6 Employment

Sea School currently employs six full time people, four contract trainers and a number of casual staff. Once the business relocates to the new premises, it is anticipated that the number of staff will double and that six additional full time people and a further four contract trainers and casuals would be employed.



Figure 3-1 Current Layout of the Office and Amenities Building





Office and Amenities Building White Bay No. 4



Figure 3-2 Office and Amenities Building facing north



Figure 3-3 Eastern end of the Building with adjacent electrical supply room



Figure 3-2 Car Park on the western side of the Building



Figure 3-4 Car parking and Port entry facing west from the southern façade of the Building



3.7 Access and Parking

The Building is accessed by vehicle or foot via a boom gate with security personnel at the end of Robert Street. The White Bay port precinct area is patrolled by SPC Security.

There are 22 car parking spaces available outside the Building, 18 of which will be available for use by Sea School. Typically this represents one parking space for every two training participants and staff. The remaining access to Sea School would be via public transport or vehicle drop off (see **Section 4.2.1**).
Future Sea School Operations

Sea School will require the use of a wharf facility once the new operations are settled. At this stage Sydney Ports Corporation is still investigating which wharf within the White Bay area will be best suited for Sea School's operations.